

## **SPECIFICATIONS**

**Structure:** RCC framed structure on Pile Foundation incorporating Earthquake Resistant Design as per relevant IS Code. Autoclaved Aerated Concrete Blocks for both external and internal walls.

**Exteriors:** Cement plaster, waterproof cement-based paint.

**Flooring:** Ceramic tiles in Bedrooms, Living/Dining. Anti-skid ceramic tiles in Bathroom/Open Terrace/Planter.

**Interiors:** P.O.P/Putty punning over cement plaster/ RCC surface inside flats

**Kitchen:** Anti-skid ceramic tiles on floor; Stone Kitchen counter; Stainless Steel sink, Glazed Ceramic Tiles dado on the walls above Kitchen counter up to a height of 600 mm; CP fittings of reputed make.

**Toilets:** Anti-skid Tiles on floor; Glazed Tiles dado on the walls up to door height; Ceramic wash basins; Western WC and CP fittings of reputed make.

**Doors:** Main door: Wooden door frames, Solid core flush shutters with mortice lock and magic eye, Outside finish: Polished teak veneer, Inside: Paint finish/Polished teak veneer. Bedroom: Painted wooden door frames, Solid core flush shutters with paint finish. Bathroom: PVC door frame & shutter. Anodised Aluminium sliding/ openable door or painted wooden door frame with paint finish flush door shutter for Planter Beds & Open Terrace.

**Windows:** Anodised Aluminium Frames with fully glazed shutters.

**Roof:** Properly waterproofed.

**Electrical:** Concealed insulated Copper wiring with modular switches of reputed make; AC point in master bedroom; Geyser point in master bathroom; Exhaust Fan points in all Bathrooms and Kitchen.

**Plumbing:** Internal concealed plumbing.

**Power Backup:** For Common Area: Emergency power backup for Common Area Lighting and One lift in each tower.

For Flat: Emergency power backup in each flat for Lights and Fan. Approximate allocated Load for Type A Flat is 500 Watts, Type B and Type C is 750 Watts and Type D is 900 Watts.

Choice of maximum electric component for power back up in each flat shall be at the sole discretion of the Promoter in case there are multiple options.

## **Common Lobby and Area**

**Flooring:** Vitrified Tiles in lobbies on all floors. VDF Flooring/ Paver Block in Covered Car Park. Grass track Paver/ Paver Block/ Bituminous Surface in Open Car Park.

**Interiors:** OBD painting over P.O.P/ Putty punning on cement plaster/RCC surface.

**Stairs:** Indian Patent Stone Flooring / Epoxy coating; MS/Brick/RCC railing.

**Lift Facia:** Vitrified/Ceramic Tiles in ground floor lobby.